

## **PLANNING COMMISSION MINUTES**

**May 6, 2008**

**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Dave Badham, Michael Allen, Ray Keller, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, Recording Secretary Connie Feil.

Absent: Barbara Holt.

Clark Jenkins welcomed all those present.

Michael Allen made a motion to approve the minutes for April 15, 2008 as written. Tom Smith seconded the motion and voting was unanimous in favor.

**1. Consider site plan approval for Colonial Square Common Area located at 500 W. 2600 S., GSBS Architecture in behalf of Colonial Square Business association, applicants.**

Kevin Allcott and Shawn Macklyn, representing Colonial Square, were present. Aric Jensen explained that for several years the Planning Department has been working with the business owners association at Colonial Square to devise a renovation plan for the common area. This includes signage, parking, landscaping, lighting, drive approaches, etc. The plan does not involve any structures. The proposal is to replace the aging project infrastructure and improve the appearance and functionality of the site. This will be accomplished in several ways.

First, the main entrance off of 2600 South will be reconfigured to create a large (90 feet long) stacking area. This will allow vehicles to enter and exit the site in a much safer manner, which should improve traffic flow on 2600 South.

Second, the entrance off of 500 West will be widened to create a dedicated right hand turn lane. This should improve what has been a problem access point.

Third, large (7 feet interior width) landscape planters will run north/south through the entire parking area, which will help reduce the heat island effect, enhance the attractiveness of the site, and improve onsite traffic circulation.

Fourth, this project is located on a fairly sloping site, and so there are a lot of small stairways, handicap accessible ramps, planter boxes, etc. Part of this proposal is to repair and/or replace these existing improvements as necessary

Fifth, the grading and draining will be modified due to the new onsite landscape areas. The project will still drain from southeast to northwest, but there will be catch basins throughout the parking lot. A waterway will also be installed on the west side in front of the parking stalls to catch stormwater and funnel it northward so that there isn't a defacto detention basin in front of

the businesses.

Lastly, part of this proposal is to remove the existing, outdated project signage and lighting and replace them with new, updated fixtures. The lighting and sign information was not included but there will be lighting in the parking lot islands and in front of the businesses, and the signage will be near the drive entrances. The applicants would like to get the project bid and underway this summer, and so have requested approval for the general site improvements, but will come back in a few months to present the specific lighting and signage details. Since these items do not materially affect the project layout, Staff is fine with moving forward as requested by the applicant.

Staff recommends preliminary and final site plan approval for the Colonial Square Common Area with the following conditions:

1. Any redline corrections be made.
2. Submit a lighting and signage plan.
3. Pay all required fees and bonds.

Kevin Allcott explained that the entrance off of 500 West is an additive alternate depending on adequate funds. It has been set up as an option to delete if their funding runs short.

There was a discussion regarding a pathway/or stairs through the parking lot, bicycle racks, and installing a sand and oil separator in the storm drain system. Mr. Rowland explained that Bountiful has gone through the storm water pollution prevention program with the State. The City meets all the requirements without having to impose the requirement of an oil separator system. The City Ordinance does not require having oil separators or bicycle racks on any property. If the Commission wants to enforce having an oil separator or bicycle racks, it needs to be written in the ordinance. Mr. Mahan agrees that if the City is to be consistent with adding conditions, it needs to be written in the City Ordinance.

Tom Smith made a motion to recommend to the City Council preliminary and final approval for Colonial Square Common Area located at 500 W. 2600 S. subject to the conditions outlined by Staff with the following additional condition.

4. Provide a pathway and/or stairs through the parking lot landscape islands at a central point in the project.

Ray Keller seconded the motion and voting past by majority vote. Tom Smith, Clark Jenkins, Michael Allen, Ray Keller, and Beth Holbrook voting “aye” and Dave Badham voting “nay”.

**2. Consider preliminary and final site plan approval for the U of U Federal Credit Union located at 361 W. 500 S., Nichols & Naylor, applicant.**

Ryan Garlick and Phil Janovak representing the U of U Federal Credit Union, were present.

Aric Jensen explained that U of U Federal Credit Union is requesting preliminary and final site plan approval for a new building located at 361 West 500 South. The proposed project will consolidate three existing, non-conforming parcels into a one-acre parcel with approximately 175 feet of frontage along 500 South.

The proposed credit union building is essentially the same structure currently under construction at the Village on Main project. In this instance the structure will be rotated 90 degrees so that it runs lengthwise parallel to 500 South, thus placing the drive-through lanes to the rear of the structure. This is a superior layout as it creates a nice street presence and hides the rows of waiting automobiles.

The property is essentially a flat lot which has created some minor drainage challenges. To make the project drain properly, the project engineer divided the site into three drainage areas. The first area includes the two driveways off of 500 South, both of which sheet flow to the north. The second area contains the front parking lot and the building, and drains to a series of catch basins that flow through a pipe to the detention basin on the south and eventually into the adjacent creek. The third area includes the drive-through lanes and the rear parking lot, which drain into a different series of catch basins, which also run to the detention basin and the creek.

There is an abundance of both landscaping and parking on the site. There are 43 stalls on site – basically double the required 22 stalls. Approximately 25% of the site is in landscaping, while only 15% is required. The landscaping and lighting plan are complete, although a few additional trees are required.

Because the property is to be built across three non-conforming parcels, staff recommends that the applicant consolidate the parcels into one lot. The minimum lot size in the CG zone is 0.5 acres, and so combining the three together into a one-acre lot will easily bring the property into conformance.

Since 500 South is a UDOT road, the applicant will need to receive UDOT approval for the drive accesses.

Lastly, the project boundaries on the site plan provided by the project engineer don't match up with the fence lines and existing buildings to the east and west. In speaking with the project engineer, it was determined that they had not rectified the proposed improvements to the existing survey monuments, and so while the elevations are correct in relation to the site and surrounding buildings, the referencing coordinates don't match. This will be corrected shortly and a revised drawing will be submitted.

Staff recommends preliminary and final site plan approval for the U of U Federal Credit Union with the following conditions:

1. Any redline corrections be made, including additional trees to meet the minimum City requirement.
2. The engineered site plan be rectified with the on the ground survey monuments.

3. The three non-conforming parcels be combined into one legally conforming parcel.
4. The applicant receive written UDOT approval for the drive accesses on 500 South.
5. Any required fee be paid.

Ryan Garlick explained that he has met with UDOT and is going through the process for approval for two drive accesses on 500 South. Mr. Garlick is hoping for two, but UDOT may only approve one drive access.

Phil Janovak explained that there are about 2600 Credit Union members in the South Davis Area and this will be a nice addition to serve the Bountiful area.

Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval for the U of U Federal Credit Union located at 361 W. 500 S. subject to the conditions outlined by Staff and emphasizing support of the Planning Commission for approval of the east access onto 500 South. Beth Holbrook seconded the motion and voting was unanimous in favor.

### **3. PUBLIC HEARING - Consider final condominium plat approval for Winqvist Condominiums located at 592 N. Main, Cameron Winqvist, applicant.**

Cameron Winqvist, applicant, was present. Paul Rowland explained that Mr. Winqvist is requesting preliminary and final plat approval for his three unit condominium building at 592 North Main. The two story building and site improvements have been constructed in general conformity with the site plan which was reviewed and approved as an apartment development in October of 2007. As the construction is now nearing completion, Mr. Winqvist has decided to condominiumize the project. While only a final plat has been submitted, the prior approved site plan contains all of the required information and acts as the preliminary plat.

Staff has reviewed the plat and find it meets the requirements of the Bountiful City Zoning Ordinance and is ready for final submission in mylar form.

Staff recommends final condominium plat approval for Winqvist Condominiums with the following conditions:

1. Submit the signed final mylar ready for utility signatures.
2. Submit a current title report.
3. Payment of fees as follows:
 

a.	Checking Fee	\$ 400.00
b.	Recording Fee	80.00
c.	Storm Water Fee	705.00

The public hearing was opened for those with comments or concerns. The public hearing was closed without comments.

Michael Allen made a motion to recommend to the City Council final condominium plat approval for Winkquist Condominiums located at 592 N. Main subject to the conditions outlined by Staff. Dave Badham seconded the motion and voting was unanimous in favor.

#### **4. PUBLIC HEARING - Consider Title 14 Land Use Ordinance text amendments.**

Aric Jensen explained that Jared Thompson, owner of Specialty Auto, and Bruce & Ryan Thomas owners of Thomas & Sons Sign Company, were present to present their proposed language change to the Sign Ordinance.

Bruce and Ryan presented their proposal to the Commission which would include allowing a 64 sq. ft. electric reader board sign, with a maximum height of 50-feet. Other cities allow for businesses fronting along the freeway larger and taller signs. Their proposal is for only those businesses fronting along the freeway (the proposed language change is attached to the minutes).

The public hearing was opened for those with comments and concerns.

Mr. Jensen explained that Specialty Auto previously discussed a 40 ft. sign, but are proposing a text change that would allow 50 ft. signs. The lights on the reader board sign would be dimmed at night so it will not be so bright for the surrounding area. The maximum cladding width would be 4 feet.

There was a discussion regarding electric reader boards, sign height, and sign square footage along the freeway only. Clark Jenkins suggested continuing the public hearing until May 20, 2008 to allow for further study and review.

Mr. Jensen explained that there have been some concerns with residents having their own personal power generators and the possibility of residential windmills. Neither of these issues are addressed in the current Ordinance, and to eliminate any problems in the future, something should be written in the Ordinance. Mr. Jensen reviewed all of the other proposed changes to Title 14 Land Use Ordinance (which are attached to the minutes) with the Commission.

After review and discussion of the changes to Title 14, Chairman Jenkins continued the public hearing for the next meeting.

Meeting adjourned at 9:10 p.m.